



RECEIVED TOWN CLERK
GRAFTON, MA

Re: Providence Road Commons (Luka Drive) - Certificate of Completeness Submittal

1 message

2022 JAN -3 PM 1:44

Christopher McGoldrick <mcgoldrickc@graffon-ma.gov>

Mon, Jan 3, 2022 at 12:06 PM

To: Brian MacEwen <Brian@grazengineering.com>

Cc: "Jeff Walsh (Graves Eng)" <JWalsh@gravesengineering.com>, "Katrina Koshivos (ZBA)" <KoshivosK@graffon-ma.gov>, Peter Maloney <PeterM@activelogistics.net>

Hello,

I have reviewed the provided materials and found all items to be in order. The remaining work identified in the Graves Site Visit report have been addressed.

I defer to the Zoning Board on the items considered not applicable for the reasons detailed in your email. As discussed, my opinion is that the provided materials are adequate given the nature of the project and provided explanations. It is my understanding that the project is substantially complete.

Please let me know if you need anything further.

Regards,

On Thu, Dec 2, 2021 at 11:22 AM Brian MacEwen <Brian@grazengineering.com> wrote:

RECEIVED
JAN 03 2022
Zoning Board of Appeals

Chris:

As we discussed yesterday I have attached what I trust is a full Certificate of Completeness submittal for Providence Road Commons (Luka Drive).

I have reiterated below my email 11/17/21 regarding the Completeness items that we believe would not be required for this 40B & private way project:

- No Certificate Good Standing (CGS), we don't believe that you want of CGS's from all of the unit owners.
- No fees.
- No multiple copies of the plans & documents should be necessary since the various departments have already received and reviewed the plans.
- No Newspaper announcement since it is my understanding from the ZBA that the Planning Board will not be acting on this process and there would be no public hearing.
- No written evidence of compliance from the Superintendent of Streets since it will be a private way.
- No written evidence of compliance from the Board of Health since the project is serviced by municipal sewers and they have been inspected and approved by the Sewer Department.
- No request for final inspection from the Planning Board since you & Jeff Walsh (GEI) performed a final site inspection on 9/10/21.
- No petition for street acceptance since Luka Drive will remain a private way.

Once you have reviewed the attached materials, let me know what will be necessary to finalize this process with the Planning Department so that we can close this project out with the ZBA.

Brian MacEwen, PLS, BSCE

GRAZ Engineering, L.L.C.

PO Box 813 • Petersham, MA 01366-0813 • Telephone (508) 769-9084 • Email: Brian@GrazEngineering.com


Transmittal

To: Christopher McGoldrick
Town Planner
Subject: Request for "Determination of Completeness"
Providence Road Commons (Luka Drive)
Company: Town of Grafton
Date: December 2, 2021
Address: 30 Providence Road
Job No.: Providence Road Commons
City/State: Grafton, MA 01519
Transmitted: ☐ Mail ☒ Email ☒ Hand

☒ For Your Review
☒ For Your Information
☐ Approved
☒ For Your Approval
☐ For Your Files
☐ Approved As Noted

1	copy	Request for Determination of Completeness Letter dated 12/02/21
1	copy	Determination of Completeness Worksheet dated 12/02/21
1	copy	Compliance Certificate by Developer & Engineer of Record dated 12/02/21
1	copy	Graves Engineering, Inc., PRC Asbuilt Plan Review dated 9/28/21
1	copy	Graves Engineering, Inc., PRC Construction Completeness Review dated 9/28/21
1	copy	Photos Addressing Outstanding Issues dated 11/5/21
1	copy	Graves Engineering, Inc., Email Response regarding Outstanding Issues dated 11/5/21
1	copy	Grafton Water District letter of as-built acceptance dated 9/13/21
1	copy	Grafton Water Pollution Control Facility letter of as-built acceptance dated 6/17/21
1	copy	Grafton Conservation Commission WPA Form 8B - COC dated 10/13/21
1	copy	Grafton Conservation Commission Local Form 8B - COC dated 10/13/21
1	copy	Grafton Fire Department email of as-built review dated 6/16/21
1	copy	Photo Addressing Hydrant Clearing dated 11/5/21
1	copy	Providence Road Commons (Luka Drive) As-Built Plans, Sheets 1-2 dated 9/28/21

Respectfully yours,
GRAZ Engineering, L.L.C.


Brian MacEwen, PLS, BSCE
Project Manager

cc: Peter Maloney, Providence Road Commons, LLC
Jeff Walsh, Graves Engineering, Inc.

RECEIVED
DEC 02 2021
Zoning Board of Appeals

GRAZ Engineering, L.L.C.

PO Box 813 • Petersham, MA 01366 • Telephone (508) 769-9084 • Email: Brian@GrazEngineering.com

December 2, 2021

Christopher McGoldrick, Town Planner
Grafton Planning Department
30 Providence Road
Grafton, MA 01519

**Subject: Request for Determination of Completeness
Providence Road Commons (Luka Drive)**

Dear Mr. McGoldrick:

On behalf of Providence Road Commons, LLC and as requested of the Grafton Zoning Board of Appeals (GZBA), GRAZ Engineering, LLC (GRAZ) requests the Planning Department review the enclosed submittal for the "Determination of Completeness" of Providence Road Commons (Luka Drive) as approved by the Town of Grafton Zoning Board of Appeals by their Comprehensive Permit Decision under Massachusetts General Laws Chapter 40B, dated March 29, 2010 and amended through July 23, 2015 as recorded the Worcester District Registry of Deeds Book 46010, Page 1 and as depicted in the "Definitive Site Plan, Providence Road Commons, Grafton, Massachusetts" (PLANS), dated October 22, 2010 and revised through August 23, 2012 as recorded in Worcester District Registry of Deeds Plan Book 946, Plan 9.

We trust that enclosed documentation along with any inspection forms and reports located in the Town records and prepared by the Zoning Board of Appeal's Engineering Representative(s), the Conservation Commission, the Town Planner, the Water District, the Sewer Department, and the Fire Department, and the Police Department during the construction shall serve as written evidence of the completion of the project's construction in compliance with the approved PLANS.

Should the Department require further information regarding the above-cited roadway, utilities, and associated appurtenances for this project, please contact me as soon as possible.

Respectfully yours,
GRAZ Engineering, L.L.C.



Brian C. MacEwen, PLS, BSCE
Project Manager

cc: Jeff Walsh, Graves Engineering, Inc.
Peter Maloney, Providence Road Commons, LLC

Enclosures



PLANNING DEPARTMENT

TOWN OF GRAFTON
 GRAFTON MEMORIAL MUNICIPAL CENTER
 30 PROVIDENCE ROAD
 GRAFTON, MASSACHUSETTS 01519
 (508) 839-5335 x1120 • FAX (508) 839-4602
 planningdept@grafton-ma.gov
 www.grafton-ma.gov

DETERMINATION OF COMPLETENESS (DOC) WORKSHEET

(Subdivision Rules and Regulations, Section 3.3.11)

Examples noted below can be found on the Planning Department webpage: Applications & Submission Information.

Project: Providence Road Commons (Luka Drive) MRSP#

Contact Name: Brian MacEwen (GRAZ Engineering, LLC) Phone: 508-769-9084

Date Submitted: December 2, 2021

Required Information

	SRR Section #	Example #	Applicant	Staff Review
Written request for Determination of Completeness <i>filed with Town Clerk (by registered mail) and Planning Board</i>	3.3.11.2	1	X	
Newspaper announcement (Grafton News: 508 839 2259) <i>within 14 days of submitting request for DOC</i>	3.3.11.2	2A 2B	N/A	
Certificate of Compliance <i>Call Grafton Planning Department or visit the web page: www.town.grafton.ma.us or by calling the office</i>	3.3.11.2.b.	3	X	
Inspection Forms <i>i.e. Graves Engineering Construction Completeness Review; Conservation Commission Certificate of Compliance</i>	3.3.11.2.b.	4A 4B	X	
Written Evidence of Compliance from Planning Board and Superintendent of Streets <i>i.e. Graves Engineering Construction Completeness Review</i>	3.3.11.2.d.1	4A	X	
Written Evidence of Compliance from appropriate Water District	3.3.11.2.d.2	5A 5B	X	
Written Evidence of Compliance from Board of Health or Board of Sewer Commissioners <i>(if applicable)</i>	3.3.11.2.d.3	6A 6B 6C	X	
Written Evidence of Compliance from Fire Department	3.3.11.2.d.4	7	X	
As-built plans <i>Include: Graves Engineering Acceptance Plan and As-Built Plan Review</i>	3.3.11.2.e.	8	X	
Written Request for final inspections by Planning Board	3.3.11.2.f.		N/A	
Citizen petition to Board of Selectmen for street acceptance (if applicable)		9	N/A	



PLANNING DEPARTMENT

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 x1120 • FAX (508) 839-4602
planningdept@grafton-ma.gov
www.grafton-ma.gov

CERTIFICATE OF COMPLIANCE
(Subdivision Rules and Regulations, Section 3.3.11.2.b.)

NAME OF SUBDIVISION: Providence Road Commons

STREET NAMES: Luka Drive (Private Way)

To the Planning Board of the Town of Grafton:

We certify that to the best of our knowledge, information and belief, the site work has been done in substantial conformance with the approved

" Definitive Site Plan, Providence Road Commons, Grafton, MA " plans, and in accordance with the Town of Grafton Subdivision Rules and Regulations and the Town of Grafton Zoning By-Laws.

ENGINEER

Paul Grasewicz PE #35306
Name of Engineer (please print) MA REG #

Address:

323 West Lake Road
Fitzwilliam, NH 03447

Phone: 508-769-9084 (Brian MacEwen)

DEVELOPER

Providence Road Commons, LLC
Name of Developer (please print)

Address:

PRC, LLC c/o Peter Maloney
PO Box 54, Westborough, MA 01772

Phone: 508-820-6718

Signature Date

Engineer's Seal

Signature Date

Notary Signature & Seal
My Commission Expires _____



100 GROVE ST. ; WORCESTER, MA 01605

September 28, 2021

Grafton Zoning Board of Appeals
Grafton Municipal Center
30 Providence Road
Grafton, MA 01519

T 508-856-0321

F 508-856-0357

gravesengineering.com

**Subject: Providence Road Commons
As-Built Plan Review**

Dear Zoning Board of Appeals Members:

We received the following documents in our office on August 31, 2021:

- Plans entitled Luka Drive - Asbuilt Plan & Profile, Providence Road Commons, Providence Road & Luka Drive, Grafton, Massachusetts dated May 21, 2021 and revised August 31, 2021, prepared by Graz Engineering, LLC. (2 sheets)
- Letter of Transmittal from Brian MacEwen from GRAZ Engineering, LLC to Jeff Walsh from Graves Engineering, Inc.

We also received the following documents in our office on September 28, 2021 via email:

- Plans entitled Luka Drive - Asbuilt Plan & Profile, Providence Road Commons, Providence Road & Luka Drive, Grafton, Massachusetts dated May 21, 2021 and last revised September 28, 2021, prepared by Graz Engineering, LLC. (2 sheets)

On behalf of the Grafton Zoning Board of Appeals, Graves Engineering, Inc. (GEI) has been requested to review the as-built plans for conformance with the Rules and Regulations Governing the Subdivision of Land, Grafton, Massachusetts (SR&R), dated April 27, 2009 and for substantial conformance with the approved construction plans dated October 22, 2010 and last revised August 1, 2012. GEI performed site visits between May 7, 2012 and October 23, 2018 to observe road, drainage system and stormwater management infrastructure construction, and general conformance with the approved construction plans. GEI last visited the site on September 10, 2021 with Christopher McGoldrick, Grafton Town Planner and Brian MacEwen of GRAZ Engineering, L.L.C. On behalf of the Grafton Conservation Commission, GEI has been requested to review the as-built plans for conformance with conditions in the MassDEP File Number 164-0790 Order of Conditions and in the Grafton Wetlands Bylaw and Regulations Permit # 628 and for substantial conformance with the approved construction plans dated October 22, 2010 and last revised August 1, 2012.

This letter is a follow-up to our previous review letter dated July 8, 2021. For clarity, the comments from our previous letter are *italicized* and our comments to the design's responses are depicted in **bold**. Previous comment numbering has been maintained.

Our comments follow:

As-Built Plan Review

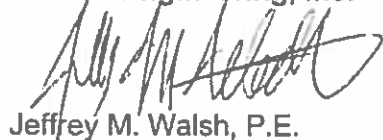
1. *Based on our review of the as-built plans and observations at the site during construction, it appears that the project was constructed substantially in accordance with the approved plans and approved modifications.*
No further comment necessary.
2. *The plans should include the location of all utilities (compiled from other sources if necessary), including those installed by others, such as gas, electric, telephone and cable TV. (SR&R §3.3.11.2.e)*
Acknowledged. Sheet 1 was revised to include the gas and electric utilities.
3. *The abbreviations for drainage structures FD, STF, and DSD should be identified in the drawing legend.*
Acknowledged. The legend is reasonably complete.
4. *The elevations for SMH-2 should be verified. Sheet 1 states 351.90 feet and Sheet 2 states 351.40 feet for the rim. Sheet 1 states 342.09 feet and Sheet 2 states 342.08 for the invert in originating from SMH-4. Sheet 1 states 342.08 feet and Sheet 2 is undefined for the invert in originating from SMH-3. Sheet 1 states 341.99 feet and Sheet 2 states 342.09 for the invert out to SMH-1.*
Acknowledged. The elevations on Sheets 1 and 2 were revised and the revisions found to be in order.
5. *On Sheet 1, for DMH-8 the downstream structure for the outlet elevation of 384.07 feet is misidentified as DMH-7 instead of an outfall.*
Acknowledged. Sheet 1 was revised to identify the downstream structure as an outfall.
6. *On the profile view of Sheet 1, the pipe between DMH-13 and DMH-14 needs to be labeled.*
Acknowledged. Sheet 1 was revised to include a label and pertinent information for the pipe between DMH 13 and DMH 14.
7. *On Sheet 1, for DMH-15 the downstream structure associated with the outlet elevation of 387.65 feet is misidentified as DMH-14 instead of CB-14.*
Acknowledged. Sheet 1 was revised to identify the downstream structure as CB 14.
8. *On Sheet 1, for CB-14 the originating structure associated with the inlet elevation of 378.87 feet is misidentified as DMH-14 instead of DMH-15.*
Acknowledged. Sheet 1 was revised to identify the originating structure as DMH 15.
9. *The information (i.e. elevations) for DMH-19 and DMH-19A is missing from Sheet 1.*
Acknowledged. Sheet 1 was revised to include the elevation and originating/outlet structure information for DMH 19 and DMH 19A.
10. *Other than Special Condition 19 (installation of signs marking the no-disturb buffer), GEI has no issues relative to compliance with the Order of Conditions nor the Grafton Wetlands Bylaw and Regulations Permit. GEI is not aware whether the signs have been installed and did not perform a site visit to confirm the signs' installation.*
No further comment necessary.

Additional Comments, September 28, 2021

11. The latest plan revisions of September 28, 2021 identified the two recreation areas and also identified the locations of the two utility pole-mounted street lights (at the Providence Road intersections) whose installation is currently being coordinated. GEI has no issues with these latest plan revisions.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,
Graves Engineering, Inc.



Jeffrey M. Walsh, P.E.
Principal

cc: Christopher McGoldrick, Grafton Town Planner
Leah Cameron, Grafton Conservation Agent
Brian MacEwen, PLS; GRAZ Engineering, L.L.C.

September 28, 2021

Zoning Board of Appeals
Town of Grafton
30 Providence Road
Grafton, MA 01519

**Subject: Providence Road Commons
Construction Completeness Review**

Dear Board Members:

As requested, Graves Engineering, Inc. (GEI) performed site visits during the period of May 7, 2012 to September 10, 2021 to observe road, drainage system and stormwater management infrastructure construction, and general conformance with the approved construction plans. GEI's last site visit of September 10, 2021 was also attended by Christopher McGoldrick, Grafton Town Planner and Brian MacEwen of GRAZ Engineering, L.L.C. This letter addresses construction-related issues only. A separate letter concerning GEI's review of the as-built plans is being issued under separate cover.

The top course of roadway asphalt was placed on October 23, 2018. Other finish surfaces (i.e., loam and seed, riprap, etc.) have also been placed. The site has been permanently stabilized.

Our comments follow:

1. Based upon visual observations during our site visits and our review of the as-built plans, it appears that the project was constructed substantially in accordance with the approved plans and approved modifications. Please see Photos 1 and 2.
2. Two streetlights, one at each intersection of Luka Drive and Providence Road, have not yet been installed. GEI understands that the developer is coordinating the installation and activation of those streetlights with the Grafton DPW and the electric utility company.
3. A hole approximately three feet by two feet by a foot deep developed at the top of the retaining wall between #17 and #19 Luka Drive. The hole needs to be filled. Please see Photo 3.
4. Riprap needs to be replaced or reset where it was displaced in the drainage plunge pool next to #29 Luka Drive. The replaced or reset riprap will have to be installed thick enough and of a large enough stone size to avoid being displaced by water discharged from the drainage pipe. Please see Photo 4.
5. GEI has no issues relative to the project's conformance with the Comprehensive Permit conditions cited in Sections V.C - Site Development Construction Conditions, V.D – Open Space, Wetland Resources and Landscaping, or V.I – Stormwater Management System.



Photo 1: Northern section of Luka Drive.



Photo 2: Southern section of Luka Drive.



Photo 3: Hole that needs to be filled between #17 and #19 Luka Drive.



Photo 4: Location where riprap needs to be reset next to #29 Luka Drive.

We trust this letter will address your review requirements. Please contact this office with any questions.

Very truly yours,
Graves Engineering, Inc.

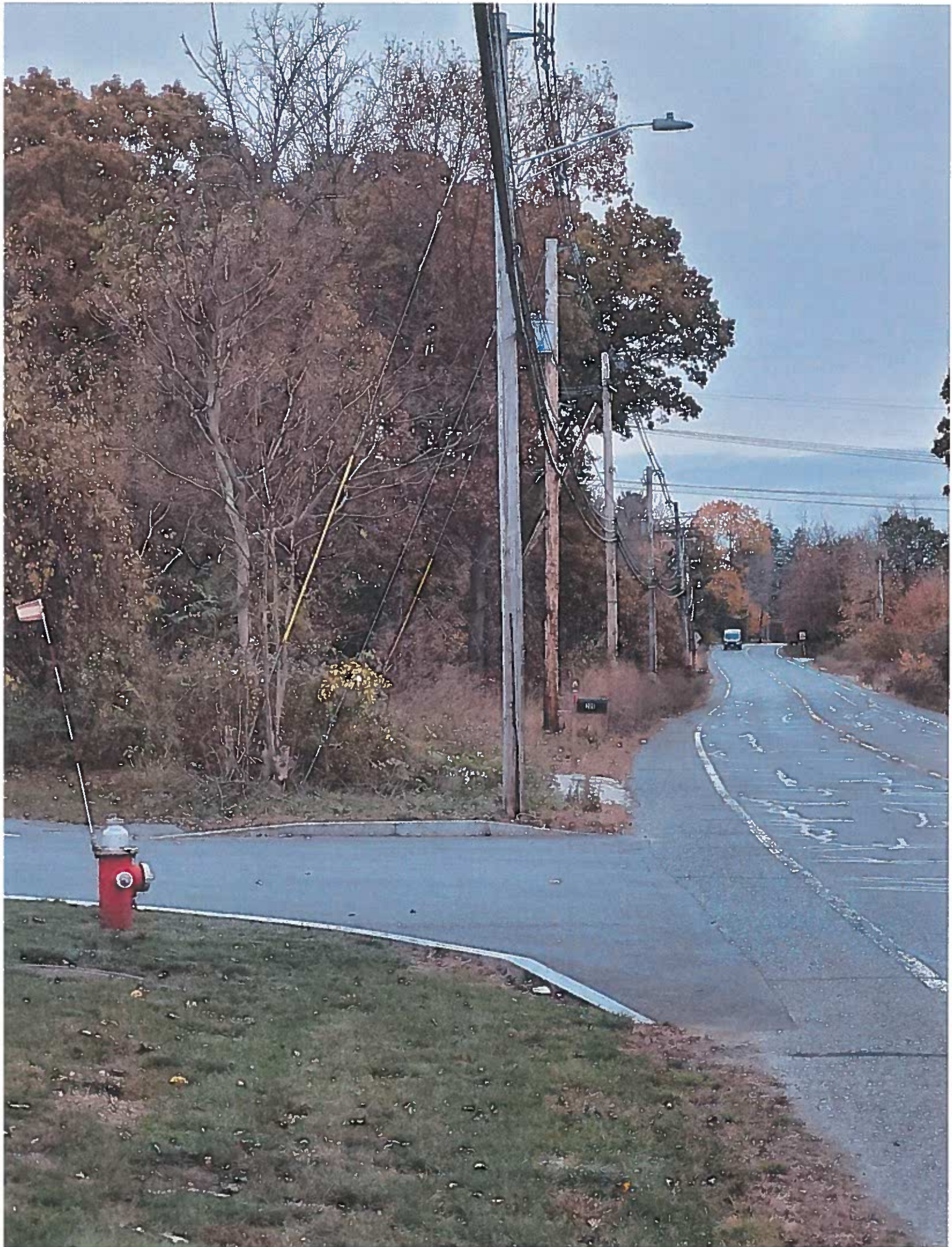
A handwritten signature in black ink, appearing to read 'Jeffrey M. Walsh', is written over a horizontal line.

Jeffrey M. Walsh, P.E.
Principal

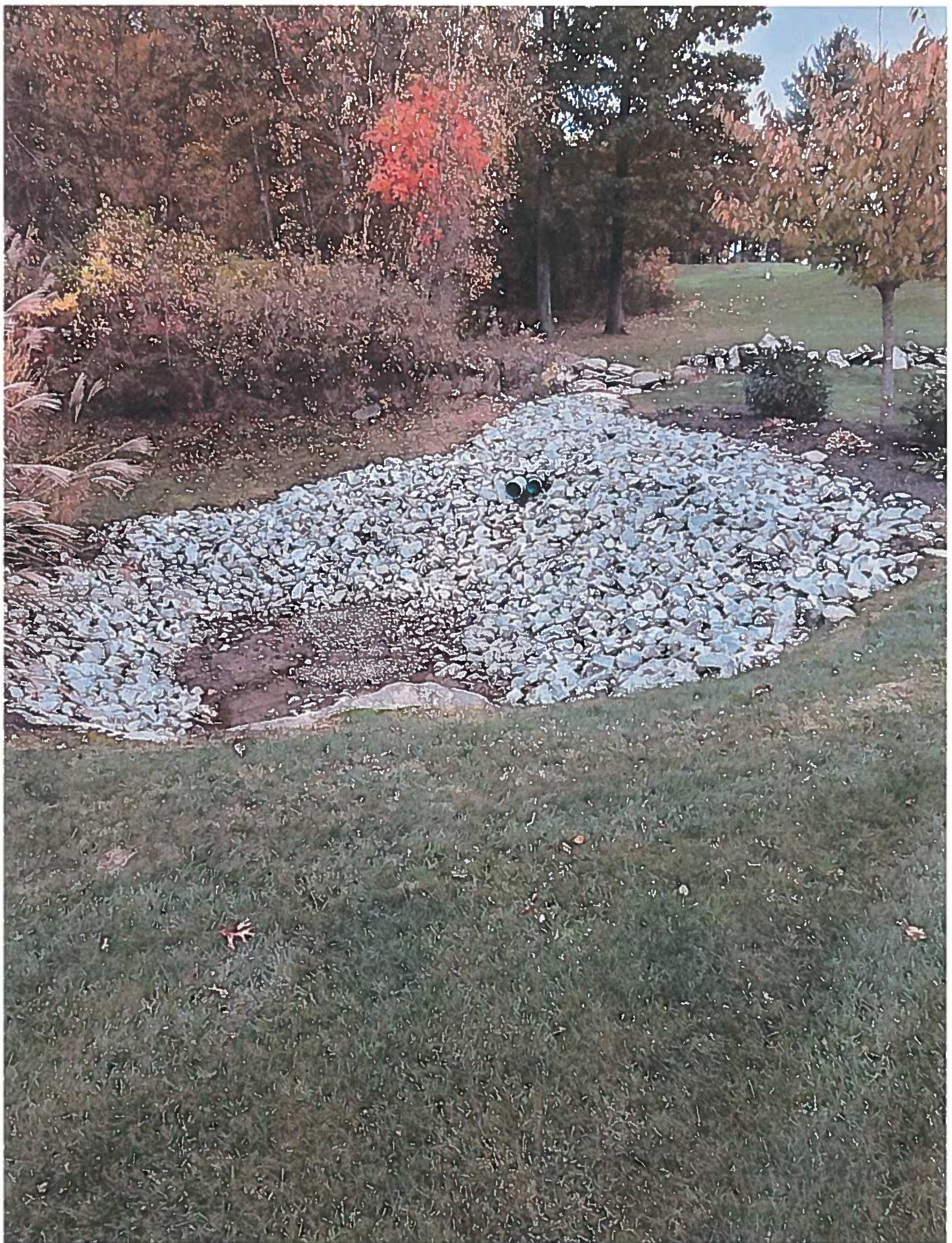
cc: Christopher McGoldrick, Grafton Town Planner
Leah Cameron, Grafton Conservation Agent
Brian MacEwen, PLS; GRAZ Engineering, L.L.C.



Luka Drive
Private Way









Brian MacEwen

From: Brian MacEwen [Brian@GrazEngineering.com]
Sent: Friday, November 05, 2021 8:05 AM
To: Jeff Walsh (Graves Eng); Katrina Koshivos (ZBA); Robert Berger; Chris McGoldrick (Grafton Town Planner)
Cc: 'Peter Maloney'
Subject: PRC Site
Attachments: SiteIssueUpdates_2021.11.02.pdf

Jeff:

I have attached a PDF copy of the photos for your files that I took of the outstanding issues that needed to be addressed for the Providence Road Commons project.

Unfortunately I did not realize that I was suppose to notify you that this work had been completed based on your last site review letter.

Anyways, after much discussion about the completion of these minor remediation issues at tonight's meeting, the ZBA finally concurred that the work was satisfactorily completed. However, I still wanted you to have the pics for your files.

With that said, I believe that Bob Berger (BI) will be reaching out to coordinate an interdepartmental meeting as soon as possible so that the Town's professional staff can draft a final letter to the ZBA noting that the PRC project has been completed in conformance with the 40B approval.

As we have discussed previously and as requested by the Town, I believe that we have completed the asbuilt plans & documentation and coordinated & performed all of the required site inspections for this project in a similar process that has been typical of the Planning Board subdivision completeness review process. So I believe that process has been completed.

However, after tonight's meeting discussion it appears that the Board may not be clear on the exact procedure on how to close out this 40B project.

Any incite you can provide from previous 40B projects on the close out process will be greatly appreciated.

I look forward to meeting with you and the other Town department heads so that we can finalize and close out the PRC 40B project.

Brian MacEwen, PLS, BSCE
GRAZ Engineering, LLC
323 West Lake Road
Fitzwilliam, NH 03447
Brian@GrazEngineering.com
O: 978-724-3203
C: 508-769-9084

Brian MacEwen

From: Jeffrey Walsh [JWalsh@gravesengineering.com]
Sent: Tuesday, November 16, 2021 10:59 AM
To: Christopher McGoldrick
Cc: Brian MacEwen; Katrina Koshivos (ZBA); Robert Berger; Peter Maloney
Subject: RE: PRC Site

Hi Chris,

The construction issues have been addressed.

I defer to Katrina relative to the ZBA's questions of closing out a 40B project.

Jeff

JEFFREY M. WALSH, P.E.
Principal

GRAVES ENGINEERING, INC.
100 GROVE ST | WORCESTER, MA 01605
T 508-856-0321 ext 109 | F 508-856-0357
www.gravesengineering.com

From: Christopher McGoldrick <mcgoldrickc@graffton-ma.gov>
Sent: Tuesday, November 16, 2021 10:55 AM
To: Jeffrey Walsh <JWalsh@gravesengineering.com>
Cc: Brian MacEwen <Brian@gravesengineering.com>; Katrina Koshivos (ZBA) <KoshivosK@graffton-ma.gov>; Robert Berger <BuildingDpt@graffton-ma.gov>; Peter Maloney <peterm@activelogistics.net>
Subject: Re: PRC Site

Hello,

Circling back to this. Has this issue been resolved or is additional information/guidance required at this point. I'm happy to support as needed.

Regards,

On Fri, Nov 5, 2021 at 8:56 AM Jeffrey Walsh <JWalsh@gravesengineering.com> wrote:

Good morning Brian,

Thank you for the update.

From my perspective, I believe that the construction completeness review of Providence Road Commons has been followed similar to other 40B projects and followed the 40A subdivision process to the extent possible – our office was

consulted for as-built plan and construction completeness review and to the best of my knowledge pertinent Town departments were also consulted.

As for closing out a 40B project – where construction completeness is one aspect – I'm not sure what is needed. It's my impression that any obligations other than construction (e.g. the creation and conveyance of the requisite number of affordable units, possibly some type of administrative reporting, etc.) may need to be documented if not already done. Sorry that I can't be more help about closing out a 40B project beyond its construction.

I'll wait to hear from Town staff and will provide any assistance requested.

Congratulations to you and Peter Maloney on a successful project.

Jeff

JEFFREY M. WALSH, P.E.

Principal

GRAVES ENGINEERING, INC.

100 GROVE ST | WORCESTER, MA 01605

T 508-856-0321 ext 109 | F 508-856-0357

www.gravesengineering.com

From: Brian MacEwen <Brian@GrazEngineering.com>

Sent: Friday, November 05, 2021 8:05 AM

To: Jeffrey Walsh <JWalsh@gravesengineering.com>; Katrina Koshivos (ZBA) <KoshivosK@graffton-ma.gov>; Robert Berger <BuildingDpt@graffton-ma.gov>; Chris McGoldrick (Grafton Town Planner) <McGoldrickC@graffton-ma.gov>

Cc: 'Peter Maloney' <peterm@activelogistics.net>

Subject: PRC Site

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I look forward to meeting with you and the other Town department heads so that we can finalize and close out the PRC 40B project.

Brian MacEwen, PLS, BSCE

GRAZ Engineering, LLC

323 West Lake Road

Fitzwilliam, NH 03447

Brian@GrazEngineering.com

O: 978-724-3203

C: 508-769-9084

--

Christopher McGoldrick
Town Planner

Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Phone (508)839-5335 x 1144
Fax (508)839-4602

www.grafton-ma.gov

15

COMMISSIONERS

Robert Frederico
Michael Corda
Kenneth Grew



44 Millbury Street
Grafton, MA 01519
(508) 839-2302 - Fax: (508) 839-2367
E-Mail: GRAFTONH20@AOL.COM

MANAGER
Matthew E. Pearson

TREASURER
Wendy Graves

September 13, 2021

Town of Grafton ZBA
Town of Grafton
30 Providence Road
Grafton, MA 01519

RE: Providence Road Commons, Luca Drive

To whom it may concern:

The Grafton Water District has approved the water infrastructure utilities installed within the Providence Road Commons subdivision and any off-site work that was part of the project. We have also received a complete "AS-Built" plan that meets to our satisfaction.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Pearson", is written over the word "Sincerely,". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Matthew Pearson, Manager

Town of Grafton
Wastewater Treatment Facility

PAUL F. COURNOYER

Superintendent of Sewers

9 Depot Street

South Grafton, MA 01560

Phone: (508) 839.8526

Fax: (508) 839.8523

pcournoyer@grafton-ma.gov

Memo

To: Brian MacEwen

From: Paul Cournoyer

Date: 17 June 2021

Re: Providence Road Commons

Please be advised that the Grafton Sewer Department has completed its Providence Road Commons as-built plan review and site inspection. The wastewater infrastructure associated with the project has been installed, inspected, tested, and is functioning as designed for several years with no issues. The Grafton Sewer Department considers this project completed.

Please let me know if anything additional is needed.

Worcester District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 11/26/2021 10:50:01 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
160462	CERTIFICATE		66538/284	11/16/2021	
Property-Street Address and/or Description					
195 PROVIDENCE RD					
Grantors					
GRAFTON TOWN CONSERVATION, PROVIDENCE ROAD COMMONS LLC					
Grantees					
References-Book/Pg Description Recorded Year					
48404/35 ORD 2012					
Registered Land Certificate(s)-Cert# Book/Pg					



Bk: 66538 Pg: 284

Page: 1 of 4 11/16/2021 11:10 AM WD

**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

WPA Form 8B – Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

164-790

Provided by DEP

A. Project Information

Important:
When filling out
forms on the
computer, use
only the tab key
to move your
cursor - do not
use the return
key.



1. This Certificate of Compliance is issued to:

Providence Road Commons, LLC

Name

PO Box 54

Mailing Address

Southborough

City/Town

MA

State

01772

Zip Code

2. This Certificate of Compliance is issued for work regulated by a final Order of Conditions or Order of Resource Area Delineation issued to:

Providence Road Commons, LLC

Name

5/11/2011

Dated

164-790

DEP File Number

3. The project site is located at:

Providence Road Commons,195 Providence Rd

Street Address

Grafton

City/Town

Assessors Map/Plot Number101-127

Parcel/Lot Number

The final Order of Conditions or Order of Resource Area Delineation was recorded at
the Registry of Deeds for:

Providence Road Commons, LLC

Property Owner (if different)

Worcester

County

48404

Book

35

Page

Certificate

4. A site inspection was made in the presence of the applicant, or the applicant's agent,
-
- on:

Date

B. Certification

Check all that apply:

- ☒ **Complete Certification:** It is hereby certified that the work regulated by the
above-referenced Order of Conditions has been satisfactorily completed.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 8B – Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

164-790

Provided by DEP

B. Certification (cont.)

- ☐ **Partial Certification:** It is hereby certified that only the following portions of work regulated by the above-referenced Order of Conditions have been satisfactorily completed. The project areas or work subject to this partial certification that have been completed and are released from this Order are:

- ☐ **Invalid Order of Conditions:** It is hereby certified that the work regulated by the above-referenced Order of Conditions never commenced. The Order of Conditions has lapsed and is therefore no longer valid. No future work subject to regulation under the Wetlands Protection Act may commence without filing a new Notice of Intent and receiving a new Order of Conditions.

- ☒ **Ongoing Conditions:** The following conditions of the Order shall continue: (Include any conditions contained in the Final Order, such as maintenance or monitoring, that should continue for a longer period).

Condition Numbers:

See attached

- ☐ **Order of Resource Area Delineation:** It is hereby certified that the wetland resource area delineation for the above-referenced Order of Conditions has been satisfactorily completed

C. Authorization

Issued by:

Grafton
Conservation Commission

10/13/2021

Date of Issuance

This Certificate must be signed by a majority of the Conservation Commission and a copy sent to the applicant and appropriate DEP Regional Office (See <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 8B – Certificate of Compliance
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:
 164-790
 Provided by DEP

C. Authorization (cont.)

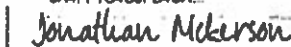
The signatures electronically inserted below represent the intent to sign the foregoing document in accordance with MGL Chapter 110G §9 and pursuant to the Commission's electronic signature authorization vote recorded on 06/11/2020 in Book 62574 and Page 216 at the Worcester Registry of Deeds.

Signature: DocuSigned by:


 8A4FF1C4C5FB4CA...

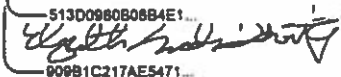
Sandra Brock

Printed Name


 513D0980B08B4E1...

Jonathan Nickerson

Printed Name


 909B1C217AE5471...

Elizabeth Doherty

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 8B – Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

164-790

Provided by DEP

D. Recording Confirmation

The applicant is responsible for ensuring that this Certificate of Compliance is recorded in the Registry of Deeds or the Land Court for the district in which the land is located.

Detach on dotted line and submit to the Conservation Commission.

To:

Conservation Commission

Please be advised that the Certificate of Compliance for the project at:

Project Location

DEP File Number

Has been recorded at the Registry of Deeds of:

County

for:

Property Owner

and has been noted in the chain of title of the affected property on:

Date

Book

Page

If recorded land, the instrument number which identifies this transaction is:

If registered land, the document number which identifies this transaction is:

Document Number

Signature of Applicant

SPECIAL CONDITIONS

EXHIBIT 'B'

Special Conditions:

1. This document shall be included in all construction contracts, subcontracts, and specifications dealing with the work proposed and shall supersede any conflicting contract requirements. The applicant shall ensure that all contractors, subcontractors and other personnel performing the permitted work are fully aware of the permit's terms and conditions. Thereafter, the contractor will be held jointly liable for any violation of this Order resulting from failure to comply with its conditions.
2. If any changes are made in the above-described plan(s) which may or will alter an area subject to protection under the Wetlands Protection Act and the Town of Grafton bylaw, or any change(s) in activity subject to regulations under G.L. Ch. 131 §40, or the Town of Grafton local regulations, the applicant shall inquire from this Commission in writing, prior to their implementation in the field, whether the change(s) is significant enough to require the filing of a new Notice of Intent. Any errors in the plans or information submitted by the applicant shall be considered changes and the above procedures shall be followed.
3. If any changes are made to plans referenced on page 1 of this Order of Conditions as a result of review/requirements by any other local or state agency, board or commission the applicant shall submit to the Conservation Commission, prior to the start of any work on the subject property, a final set of "Construction Plans", along with a written summary of the proposed changes, and a written request to the Conservation Commission to determine whether the proposed changes will require a new Notice of Intent or an amended Order of Conditions.
4. Conditions numbered 17, 18, 19, 22, 28, 29, and 30 shall continue in force beyond the Certificate of Compliance, in perpetuity, and shall be referred to in all future deeds to this property on each Lot affected by the specific conditions(s), or any portion thereof, and in the Homeowner's Association Rules and Regulations, if any. To ensure notification to each owner regarding these perpetual conditions, a "Rider to Purchase and Sales Agreement – Notification of Wetland and Conservation Areas," will be signed by each first owner acknowledging receipt of a copy of said conditions; said Rider shall be submitted to the Grafton Conservation Commission at the time of closing and prior to the issuance of a Certificate of Compliance.
5. This Order shall pertain to the roadways, utilities within the roadway layout, and associated drainage facilities. Offsite improvements shall require individual Notice(s) of Intent and Order(s) of Conditions. At the time of filing for offsite improvements, cumulative impacts will be reviewed in connection with this project and may require additional review, amendments and/or conditions in connection with this Order.

6. Prior to any work on site, the applicant shall clearly mark the limits of work with erosion control barriers as shown on plans referenced above. The applicant must obtain written approval from the Conservation Commission or its Agent of all erosion control barriers prior to commencement of work. The Conservation Commission or its Agent shall inspect the erosion control barriers and, upon satisfactory completion, shall issue written approval to the applicant.
7. The applicant shall check, maintain and replace erosion control barriers as necessary until all construction is complete. Erosion control barriers in specific locations shall be removed earlier at the authorization/direction of the Conservation Commission or its Agent if determined to be necessary for wildlife migration/movement. Workers shall be informed that no use of machinery, storage of machinery or materials, stockpiling of soil or construction activity is to occur beyond this line at any time.
8. Under no conditions shall operation of equipment, storage of materials, stockpiling of soil, or other site disturbance take place on the wetland side of the limit of work line, nor shall stockpiling or storage of fill or materials take place within 25 feet of the limit of work line. Soil stockpiles must be stabilized or covered at the end of each workday. Stockpile side slopes shall not be greater than 1:1. All stockpiles shall be surrounded by erosion control barriers.
9. The applicant shall designate a qualified erosion control monitor, approved in writing by the Conservation Commission, to oversee any emergency placement of controls and regular inspection or replacement of erosion and sedimentation control devices. The name and phone number of the monitor must be provided to the Commission in the event that this person has to be contacted, due to an emergency at the site, during any 24 hour period, including weekends. The applicant shall give the erosion control monitor authority to stop construction for erosion control purposes. The erosion control monitor will be responsible for inspecting all such devices and overseeing cleaning and the proper disposal of waste products. Cleaning shall include removal of any entrapped silt as necessary. The applicant shall implement the recommendations of the erosion control monitor.
10. The applicant shall require the erosion control monitor to inspect all erosion control devices and limit of work markers at least weekly, and within 24 hours of each ½ inch or greater rain event until the completion of the work. The erosion control monitor shall also inspect down-gradient resource areas, any visible culverts, and/or installed drainage structures for evidence of silt/erosion. All areas of previously completed construction shall be inspected for stabilization. The erosion control monitor shall prepare and submit to the Conservation Commission monthly reports. The reports must document the dates and times of inspections, any conditions found that required maintenance, actions taken, and any recommendations for future actions.
11. The applicant shall maintain an adequate stockpile of erosion control materials on site at all times for emergency or routine replacement. Such materials shall be accessible and shall include materials to repair or replace silt fences, hay bales, erosion control blankets, stone riprap, filter berms, polymer logs, or any other devices planned for use during construction.
12. All equipment shall be operated, parked, and maintained so as to limit alterations of resource areas and buffer zone to those areas clearly identified on the plans and demarcated in the field by

the flagging and construction barriers as installed. No equipment is to enter or cross wetland resource areas at any time.

13. Loaming and seeding will occur immediately (within 7 days of final grading), weather permitting, on a house by house and road phase by road phase basis. Barren areas must be stabilized by hydroseeding and tackifier if work on the project is interrupted for more than 30 days, unless the 30 days are in the winter. If this winter condition should occur, the applicant shall request a determination from the Commission as to whether seeding or an alternative measure should be conducted. Seed stock to restore project denuded areas shall emphasize the natural flora and be of proven value to local wildlife.
14. The applicant shall be responsible to repair restore and/or replace any damage caused as a direct result of this project to any jurisdictional resource areas. Sedimentation or erosion into these areas shall be considered damage to wetland resource areas. If sediment reaches these areas the Commission shall be contacted immediately and the applicant shall submit a plan for abatement of the problem and proposed restoration/mitigation measures within ten days for approval by the Commission. The applicant shall implement the measures immediately upon approval.
15. Equipment for fuel storage and refueling operations shall be located in an upland area greater than 100 feet from the limits of wetland resource areas.
16. Prior to start of construction, the Conservation Commission will require a bond in the amount of \$25,000 for the restoration of resource areas or buffer zone disturbance, until issuance of the Certificate of Compliance and Final Release. The form of surety for this purpose will be determined and approved by the Conservation Commission and reviewed and approved by Town Counsel prior to the issuance of said bond.
17. No fertilizers, herbicides or pesticides are allowed outside of dwellings within the buffer zone. This condition will not expire with the issuance of a Certificate of Compliance. The applicant shall include deed restrictions prohibiting the use of fertilizers, herbicides or pesticides outside of dwellings within the buffer zone and limiting the amount of fertilizer outside the buffer zone to 3 lbs/1,000SF/year (or an equivalent amount of liquid fertilizer) whichever is less, of 10-10-10 (or less) fertilizer.
18. A minimum 25-foot undisturbed buffer area shall be maintained along the upland edge of all resource areas during and after construction except as otherwise indicated on plans referenced herein. This condition does not expire with the issuance of a Certificate of Compliance.
19. After completion of work, but prior to occupancy of dwelling units within the 100-foot buffer zone, the applicant shall permanently mark the edge of the wetland 25-foot no-disturb areas, or the lesser no-disturb area as shown approved plans and marked by erosion control barriers, to ensure no further inadvertent encroachment into the wetland. Signs marking the no-disturb buffer will be placed at intervals of not more than 20' apart. Each sign shall be a minimum of 4 inches in diameter and shall be constructed of rugged, weather-resistant material. Each sign shall be mounted on a secure post at a height of one to five feet above ground. Each sign shall be printed with the words: "PROTECTED NO-DISTURB WETLAND BUFFER." These signs are to

ensure notification and recognition of and respect for, wetland boundaries. The applicant shall instruct all agents to explain these markers to buyers/lessees, assignees, landscapers, homeowner's association and all persons taking over the property from the applicant and the obligation for same to maintain such signs in good condition.

20. A pre-construction meeting will take place with all parties involved. The applicant shall contact the Grafton Conservation Commission to schedule this meeting prior to construction.
21. The NPDES Pollution Prevention Plan will be kept on site at all times. A copy of the NPDES facility permit notification and the SWPP Plan will be submitted to Conservation Commission prior to commencement of work on site.
22. All areas shown on plans as outside of the erosion control barrier line are to be left in natural state, except as otherwise permitted herein.
23. Groundwater recharge shall not be concentrated to one area, but shall be distributed where possible to multiple areas throughout the site as shown on approved plans.
24. Drainage work "connecting" the wetlands near Units 13-15 will be sequenced according to the following narrative: Whereas a subsurface hydrological connection exists between the "B" series and "A" series wetlands, and it is desired to not disturb or destroy this connection, drainage must be installed prior to altering the topsoil and subsoil in this area. The drain pipes, drainage manholes (DMH-8,9,10 & 10A), the sub-surface drains (SD's) and the grading at the headwalls near DMH-9 and DMH-10A shall be installed/constructed prior to altering the topsoil/subsoil in these areas. This drainage work must be performed prior to roadway, other utilities and building related earthwork beyond road Station 3+00. Proper erosion controls must be installed prior to commencement of this work and such erosion control barriers may be additional to those shown on approved plans. Applicant shall determine in the field placement of additional erosion controls and shall notify the Commission when additional controls have been installed. Applicant must obtain written approval from Commission or Agent that such controls are sufficient to protect resource areas OR, if applicable, that no additional controls are required.
25. Temporary sediment trapping devices must not be removed until permanent stabilization is established in all contributory drainage areas. Stabilization must be established prior to converting sediment traps/basins into permanent (post-construction) stormwater management facilities. All facilities used as temporary measures shall be cleaned prior to being put into final operation.
26. All temporary erosion and sediment control measures shall be removed after final site stabilization and prior to issuance of a Certificate of Compliance. Disturbed soil areas resulting from removal of temporary measures shall be permanently stabilized within 30 days of removal.
27. The applicant shall maintain all stormwater management facilities as described in the Project Stormwater Report For Providence Road Commons with a final revision date of January 25, 2011, until maintenance of the stormwater facilities is turned over to the condominium/homeowner's association. The applicant shall submit annual reports to the

Conservation Commission indicating maintenance performed and the contractor that performed the work until the issuance of a final Certificate of Compliance. Prior to the issuance of a Certificate of Compliance, a final report must be submitted to the Commission indicating that all stormwater facilities are functioning properly and as designed and that all maintenance has been completed and is up to date. All maintenance, including street sweeping, shall be performed by the applicant as set out in the Operation and Maintenance Plan until a final Certificate of Compliance is issued.

28. Prior to the issuance of a Certificate of Compliance, applicant shall submit a written statement from Condominium /Homeowner's Association that the Association has read, understands and accepts responsibility for all maintenance work required in the Stormwater Report referenced above, including annual reports to the Conservation Commission indicating maintenance performed and the contractor that performed the work. The requirements for maintenance set out in the Stormwater Report will not expire with the issuance of a Certificate of Compliance.
29. No sodium-based deicing products will be used on roadways or common driveways. This condition will not expire with the issuance of a Certificate of Compliance. Applicant will install signs acceptable to Planning Board standards designating "No-Sodium Area."
30. No perchlorate blasting agents are to be used onsite or off-site in connection with this project.
31. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission along with a complete on the ground As-Built survey showing all work completed, including, but not limited to, buildings, roadways, driveways, utilities, all drainage and stormwater management facilities, elevations, location of all wetland resource areas, 25' no-disturb zone, 100' buffer zone, tree-shrub lines, and any other areas of work associated with this project. As-built drawings shall be shown as bolded overlays on proposed plans in a scale not greater than 50:1 and shall be submitted in hard copy and in electronic format compatible with ARCVIEW GIS.

Worcester District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 11/26/2021 10:50:11 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
160463	CERTIFICATE		66538/288	11/16/2021	
Property-Street Address and/or Description					
195 PROVIDENCE RD					
Grantors					
GRAFTON TOWN CONSERVATION, PROVIDENCE ROAD COMMONS LLC					
Grantees					
References-Book/Pg Description Recorded Year					
48404/25 PER 2012					
Registered Land Certificate(s)-Cert# Book/Pg					

Grafton Conservation Commission



2021 00160463

Bk: 66538 Pg: 288

Page: 1 of 7 11/16/2021 11:10 AM WD

Form 8B: Certificate of Compliance Grafton Wetlands Protection Bylaw & Regulations

Rev. 5/16

Pg. 1 of 2

Grafton Wetlands Permit #:

Project Location:

Assessor's Map #:

Lot #:

To:

Address:

This Certificate of Compliance is issued for work regulated by a Grafton Wetlands Bylaw

Permit issued by the Grafton Conservation Commission to

dated

☒

Complete Certification: It is hereby certified that the work regulated by the above-referenced Grafton Wetlands Bylaw Permit has been satisfactorily completed.

☐

Partial Certification: It is hereby certified that only the following portions of the work regulated by the above-referenced Grafton Wetlands Bylaw Permit have been satisfactorily completed. The project areas or work that have been completed and are released from this Grafton Wetlands Bylaw Permit are:

☐

Invalid Grafton Wetlands Bylaw Permit: It is hereby certified that the work regulated by the above-referenced Grafton Wetlands Bylaw Permit never commenced. The Permit has lapsed and is therefore no longer valid. No future work subject to regulation under the Bylaw may commence without filing a new application and receiving a new Permit.

☒

Ongoing Conditions: The following conditions of the Permit shall continue:

The applicant is responsible for ensuring that this Certificate of Compliance is recorded at the Registry of Deeds or the Land Court for the district in which the land is located. After recording, submit a copy of the page containing the registry bar code label to the Conservation Commission office.

The Permit was recorded in:

Book:

Page:

Grafton Conservation Commission

Form 88
Pg. 2 of 2

Grafton Wetlands Permit #: **628**


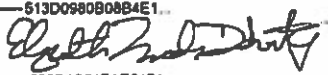
Project Location: **Providence Road Commons
(Providence Road, 195)**

The signatures electronically inserted below represent the intent to sign the foregoing document in accordance with MGL Chapter 110G §9 and pursuant to the Commission's electronic signature authorization vote recorded on 06/11/2020 in Book 62574 and Page 216 at the Worcester Registry of Deeds.

Issued by: **Grafton Conservation Commission**

Date of Issuance: **10/13/2021**

Signatures:

DocuSigned by:  8A4FF1C4C5FB4CA...	_____	_____
Jonathan Nickerson 513D0980B08B4E1...	_____	_____
 908B1C217AE5471...	_____	_____

A Certificate of Compliance must be signed by a majority of the Conservation Commission.

SPECIAL CONDITIONS

EXHIBIT 'B'

Special Conditions:

1. This document shall be included in all construction contracts, subcontracts, and specifications dealing with the work proposed and shall supersede any conflicting contract requirements. The applicant shall ensure that all contractors, subcontractors and other personnel performing the permitted work are fully aware of the permit's terms and conditions. Thereafter, the contractor will be held jointly liable for any violation of this Order resulting from failure to comply with its conditions.
2. If any changes are made in the above-described plan(s) which may or will alter an area subject to protection under the Wetlands Protection Act and the Town of Grafton bylaw, or any change(s) in activity subject to regulations under G.L. Ch. 131 §40, or the Town of Grafton local regulations, the applicant shall inquire from this Commission in writing, prior to their implementation in the field, whether the change(s) is significant enough to require the filing of a new Notice of Intent. Any errors in the plans or information submitted by the applicant shall be considered changes and the above procedures shall be followed.
3. If any changes are made to plans referenced on page 1 of this Order of Conditions as a result of review/requirements by any other local or state agency, board or commission the applicant shall submit to the Conservation Commission, prior to the start of any work on the subject property, a final set of "Construction Plans", along with a written summary of the proposed changes, and a written request to the Conservation Commission to determine whether the proposed changes will require a new Notice of Intent or an amended Order of Conditions.
4. Conditions numbered 17, 18, 19, 22, 28, 29, and 30 shall continue in force beyond the Certificate of Compliance, in perpetuity, and shall be referred to in all future deeds to this property on each Lot affected by the specific conditions(s), or any portion thereof, and in the Homeowner's Association Rules and Regulations, if any. To ensure notification to each owner regarding these perpetual conditions, a "Rider to Purchase and Sales Agreement – Notification of Wetland and Conservation Areas," will be signed by each first owner acknowledging receipt of a copy of said conditions; said Rider shall be submitted to the Grafton Conservation Commission at the time of closing and prior to the issuance of a Certificate of Compliance.
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8. Under no conditions shall operation of equipment, storage of materials, stockpiling of soil, or other site disturbance take place on the wetland side of the limit of work line, nor shall stockpiling or storage of fill or materials take place within 25 feet of the limit of work line. Soil stockpiles must be stabilized or covered at the end of each workday. Stockpile side slopes shall not be greater than 1:1. All stockpiles shall be surrounded by erosion control barriers.
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15. Equipment for fuel storage and refueling operations shall be located in an upland area greater than 100 feet from the limits of wetland resource areas.
16. Prior to start of construction, the Conservation Commission will require a bond in the amount of \$25,000 for the restoration of resource areas or buffer zone disturbance, until issuance of the Certificate of Compliance and Final Release. The form of surety for this purpose will be determined and approved by the Conservation Commission and reviewed and approved by Town Counsel prior to the issuance of said bond.
17. No fertilizers, herbicides or pesticides are allowed outside of dwellings within the buffer zone. This condition will not expire with the issuance of a Certificate of Compliance. The applicant shall include deed restrictions prohibiting the use of fertilizers, herbicides or pesticides outside of dwellings within the buffer zone and limiting the amount of fertilizer outside the buffer zone to 3 lbs/1,000SF/year (or an equivalent amount of liquid fertilizer) whichever is less, of 10-10-10 (or less) fertilizer.
18. A minimum 25-foot undisturbed buffer area shall be maintained along the upland edge of all resource areas during and after construction except as otherwise indicated on plans referenced herein. This condition does not expire with the issuance of a Certificate of Compliance.
19. After completion of work, but prior to occupancy of dwelling units within the 100-foot buffer zone, the applicant shall permanently mark the edge of the wetland 25-foot no-disturb areas, or the lesser no-disturb area as shown approved plans and marked by erosion control barriers, to ensure no further inadvertent encroachment into the wetland. Signs marking the no-disturb buffer will be placed at intervals of not more than 20' apart. Each sign shall be a minimum of 4 inches in diameter and shall be constructed of rugged, weather-resistant material. Each sign shall be mounted on a secure post at a height of one to five feet above ground. Each sign shall be printed with the words: "PROTECTED NO-DISTURB WETLAND BUFFER." These signs are to

ensure notification and recognition of and respect for, wetland boundaries. The applicant shall instruct all agents to explain these markers to buyers/lessees, assignees, landscapers, homeowner's association and all persons taking over the property from the applicant and the obligation for same to maintain such signs in good condition.

20. A pre-construction meeting will take place with all parties involved. The applicant shall contact the Grafton Conservation Commission to schedule this meeting prior to construction.
21. The NPDES Pollution Prevention Plan will be kept on site at all times. A copy of the NPDES facility permit notification and the SWPP Plan will be submitted to Conservation Commission prior to commencement of work on site.
22. All areas shown on plans as outside of the erosion control barrier line are to be left in natural state, except as otherwise permitted herein.
23. Groundwater recharge shall not be concentrated to one area, but shall be distributed where possible to multiple areas throughout the site as shown on approved plans.
24. Drainage work "connecting" the wetlands near Units 13-15 will be sequenced according to the following narrative: Whereas a subsurface hydrological connection exists between the "B" series and "A" series wetlands, and it is desired to not disturb or destroy this connection, drainage must be installed prior to altering the topsoil and subsoil in this area. The drain pipes, drainage manholes (DMH-8,9,10 & 10A), the sub-surface drains (SD's) and the grading at the headwalls near DMH-9 and DMH-10A shall be installed/constructed prior to altering the topsoil/subsoil in these areas. This drainage work must be performed prior to roadway, other utilities and building related earthwork beyond road Station 3+00. Proper erosion controls must be installed prior to commencement of this work and such erosion control barriers may be additional to those shown on approved plans. Applicant shall determine in the field placement of additional erosion controls and shall notify the Commission when additional controls have been installed. Applicant must obtain written approval from Commission or Agent that such controls are sufficient to protect resource areas OR, if applicable, that no additional controls are required.
25. Temporary sediment trapping devices must not be removed until permanent stabilization is established in all contributory drainage areas. Stabilization must be established prior to converting sediment traps/basins into permanent (post-construction) stormwater management facilities. All facilities used as temporary measures shall be cleaned prior to being put into final operation.
26. All temporary erosion and sediment control measures shall be removed after final site stabilization and prior to issuance of a Certificate of Compliance. Disturbed soil areas resulting from removal of temporary measures shall be permanently stabilized within 30 days of removal.
27. The applicant shall maintain all stormwater management facilities as described in the Project Stormwater Report For Providence Road Commons with a final revision date of January 25, 2011, until maintenance of the stormwater facilities is turned over to the condominium/homeowner's association. The applicant shall submit annual reports to the

Conservation Commission indicating maintenance performed and the contractor that performed the work until the issuance of a final Certificate of Compliance. Prior to the issuance of a Certificate of Compliance, a final report must be submitted to the Commission indicating that all stormwater facilities are functioning properly and as designed and that all maintenance has been completed and is up to date. All maintenance, including street sweeping, shall be performed by the applicant as set out in the Operation and Maintenance Plan until a final Certificate of Compliance is issued.

28. Prior to the issuance of a Certificate of Compliance, applicant shall submit a written statement from Condominium /Homeowner's Association that the Association has read, understands and accepts responsibility for all maintenance work required in the Stormwater Report referenced above, including annual reports to the Conservation Commission indicating maintenance performed and the contractor that performed the work. The requirements for maintenance set out in the Stormwater Report will not expire with the issuance of a Certificate of Compliance.
29. No sodium-based deicing products will be used on roadways or common driveways. This condition will not expire with the issuance of a Certificate of Compliance. Applicant will install signs acceptable to Planning Board standards designating "No-Sodium Area."
30. No perchlorate blasting agents are to be used onsite or off-site in connection with this project.
31. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission along with a complete on the ground As-Built survey showing all work completed, including, but not limited to, buildings, roadways, driveways, utilities, all drainage and stormwater management facilities, elevations, location of all wetland resource areas, 25' no-disturb zone, 100' buffer zone, tree-shrub lines, and any other areas of work associated with this project. As-built drawings shall be shown as bolded overlays on proposed plans in a scale not greater than 50:1 and shall be submitted in hard copy and in electronic format compatible with ARCVIEW GIS.



Michael E. Gauthier
Fire Chief

TOWN OF GRAFTON FIRE DEPARTMENT

26 Upton Street • Grafton, MA 01519
508-839-4606 • Fax 508-839-8520

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AUG 17 2018

Zoning Board of Appeals

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AUG 16 2018

Zoning Board of Appeals

DATE: August 17, 2018
TO: Zoning Board of Appeals
FROM: Grafton Fire Department
RE: Luka Dr

The Fire Department has one concern with the Luka Dr project, the fire hydrant at southerly entrance of Providence Rd and Luka Dr needs to be raised to a proper working height

Regards,

Asst. Chief Stephen L. Charest
Grafton Fire Department



